

ATTACHMENT 1

FINDINGS - EXHIBIT A SUB2013-00023 / COAL13-0058

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines 15305 because the proposed project is a minor adjustment of land with an average of 20 percent slope that will not result in the creation of any new parcels and does not increase density over what is already allowed.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the two existing parcel sizes meet or exceed the minimum parcel size standards for the Rural Land land use category as set through the General Plan (80 acre minimum) and both parcels will remain so after the adjustment. The adjustment will not result in the creation of any additional parcels and the proposed lot line adjustment does not create more development potential than what exists today to be developed consistent with applicable County regulations. Staff has concluded that the proposed adjustment is equal to the existing lot line situation and is also consistent with both state and local law.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvement, or utilities.
- D. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

Energy Extractive Resource Area (EX1) Combining Designation

- E. The proposed Lot Line Adjustment will not adversely affect the Extractive Resource Area because no development has been proposed at this time. When located within an EX1 area, all proposed land uses required to have a land use permit approval per Section 22.06.030 or by planning area standards in Article 9, are subject to the requirements of this Section. Any future development would be required to meet the permit and finding requirements for the EX1 combining designation.

Flood Hazard Combining Designation

- F. Future site development will incorporate measures to ensure that all future buildings show compliance with County Code 22.14.060, Flood Hazard. The proposed Lot Line Adjustment is not proposing any development at this time and is consistent with the provisions of Section 22.14.060.